

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** October 22, 2024  
**Time:** 10:00 AM  
**Location:** Friends in Deed, Room D

### ROLL CALL

Board Present: Chuck Scherbaum – President (Present)  
Ruth Tamminga – Vice President (Present)  
Jacquelyne Wenning – Secretary (Present)  
Adria Ackerman – Treasurer (Present)  
Virginia Prest – Member at Large (Present)  
Ramona Peterson – Member at Large (Present)

Management

Representative: Jose Becerra – Cadden Community Management  
Minutes: Jose Becerra – Cadden Community Management

**QUORUM (requirement 4):** A quorum was present to conduct the Board of Directors meeting.

### MEETING MINUTES

- No draft minutes or notes from the May 28, 2024 meeting to provide for review.

### REPORTS

- **President Report**
- **Treasurer Report**

#### Financial Report for the period ending May 2024

- Bank Balance .....\$25,042.69
- Total Savings Balance .....\$121,093.81
- Savings Balance.....\$13,988.25
- CD Balance .....\$121,093.81
- Prepaid Assessments .....\$6,741.83
- Delinquent Assessments.....\$19,473.61

#### Financial Report for the period ending June 2024

- Bank Balance .....\$23,457.24
- Total Savings Balance .....\$121,095.53
- Savings Balance.....\$13,989.97
- CD Balance .....\$121,095.53
- Prepaid Assessments .....\$6,940.36
- Delinquent Assessments.....\$19,530.83

#### Financial Report for the period ending July 2024

- Bank Balance .....\$21,118.04
- Total Savings Balance .....\$121,097.30
- Savings Balance.....\$13,991.74

- CD Balance .....\$121,097.30
- Prepaid Assessments .....\$7,121.83
- Delinquent Assessments.....\$18,662.26

**Financial Report for the period ending August 2024**

- Bank Balance .....\$17,794.43
- Total Savings Balance .....\$121,099.08
- Savings Balance.....\$13,993.52
- CD Balance .....\$121,099.08
- Prepaid Assessments .....\$7,221.83
- Delinquent Assessments.....\$18,802.83

**Financial Report for the period ending September 2024**

- Bank Balance .....\$14,872.96
- Total Savings Balance .....\$121,100.80
- Savings Balance.....\$13,995.24
- CD Balance .....\$121,100.80
- Prepaid Assessments .....\$7,221.83
- Delinquent Assessments.....\$18,598.21

**MOTION:** To approve the financial reports for May – September 2024 as submitted.

**Motion made, seconded and passed unanimously.**

**COMMITTEE REPORTS**

- ARC Committee
- Nominating Committee

**MANAGER’S REPORT – This item was provided for review**

**OLD BUSINESS**

- No old business

**NEW BUSINESS**

- CHDB Deferred Contract
- 2025 Budget – Discussion  
**Motion made to raise assessments by \$10.00 (20%) for 2025, motion seconded and passed unanimously.**
- Sperlonga – Provided for review in a separate document
  - Credit Report Monitoring System Program.
- Corporate Transparency Act (CTA)
  - Submit FinCEN ID numbers by October 31, 2024.  
**Action item: Resend CTA link and step by step information**
- By-Laws Change proposal
- New Resident Handbook
- Board Voice Votes Proposal

**NEXT MEETING**

- The next Board of Directors meeting will be held on November 19, 2024, at 10:00 AM at Friends in Deed, Room A.

**HOMEOWNER INPUT**

**MOTION:** To adjourn the regular session meeting and move to executive session.

**Motion made, seconded and passed unanimously.**

**ADJOURNMENT – 10:51 AM**